

**CITY of ALBUQUERQUE  
THIRTEENTH COUNCIL**

COUNCIL BILL NO. R-279

ENACTMENT NO. 10-2000

SPONSORED BY: Alan B. Armijo

**RESOLUTION**

1  
2 SECTOR DEVELOPMENT PLAN AMENDMENT SD-80-3-6 / Z-99-84, AMENDING THE  
3 UNIVERSITY OF ALBUQUERQUE SECTOR DEVELOPMENT PLAN TO CHANGE  
4 SPECIFIC LAND USE ELEMENTS FOR TRACT A1A, ALBUQUERQUE URBAN  
5 CENTER (PARCEL V) FROM VILLAGE CENTER MIXED USE: MULTI-FAMILY  
6 RESIDENTIAL (10-25 DU/NET ACRE), PERMISSIVE USES IN C-1 ZONE PLUS  
7 THEATER AND SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON OR OFF  
8 PREMISES, AND LAND USES ARE TO BE LOCATED AS DESIGNATED ON THE SITE  
9 DEVELOPMENT PLAN FOR SUBDIVISION SUBMITTED AS CASE NUMBER Z-95-94.  
10 SALE OF ALCOHOLIC BEVERAGES FOR OFF PREMISES CONSUMPTION WILL BE  
11 SET BACK AT LEAST 300' FROM THE ROW LINES OF WESTERN TRAIL AND COORS  
12 BOULEVARD, TO MIXED USE: MIXED USES ON THIS PARCEL SHALL INCLUDE  
13 SINGLE FAMILY RESIDENTIAL (PERMISSIVE R-LT USES), 6 TO 10 DWELLING UNITS  
14 PER ACRE, APPROXIMATELY 16.4 ACRES; OFFICE (PERMISSIVE O-1 USES),  
15 APPROXIMATELY 5.1 ACRES; COMMERCIAL (PERMISSIVE C-1 USES INCLUDING  
16 GROCERY STORE WITH PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE),  
17 APPROXIMATELY 13.7 ACRES; AND MULTI-FAMILY (PERMISSIVE R-2 USES), 18 TO  
18 24 DWELLING UNITS PER ACRE, APPROXIMATELY 18.8 ACRES; AND  
19 NEIGHBORHOOD PARK.

20 WHEREAS, the City adopted the University of Albuquerque Sector  
21 Development Plan in August 1982 through Council Bill O-65; and

22 WHEREAS, the Council has the authority to not only adopt but amend such a  
23 sector development plan; and

Underscored Material - New  
[Bracketed Material] - Deletion

1           WHEREAS, the Plan established SU-3 zoning and land use guidelines for the  
2   plan area; and

3           WHEREAS, on August 26, 1999, the Environmental Planning Commission, in  
4   its advisory role on land use and planning matters, recommended approval of an  
5   amendment to the University of Albuquerque Sector Development Plan to the City  
6   Council; and

7           WHEREAS, the *West Side Strategic Plan* identifies Coors Boulevard as a  
8   transit corridor, which calls for higher density residential development to be located  
9   within a quarter-mile of the Coors right-of-way; and

10          WHEREAS, the *West Side Strategic Plan* indicates that residential density  
11   should be combined with a mix of commercial uses and related activities which will  
12   afford transit-promoting development; and

13          WHEREAS, the West Side Strategic Plan designates the area of this  
14   amendment as a Village Center Core and Adjacent Area and commercial, office and  
15   high density residential uses are proposed for the majority of the site; and

16          WHEREAS, the amendment provides compatible mixing of uses within the  
17   adjacent areas of the University of Albuquerque Sector Development Plan and with  
18   adjacent zoning and developed uses to the west and north; and

19          WHEREAS, the amendment meets the requirements of and fulfills the policies  
20   of Resolution 270-1980: the proposed change is not in conflict with the  
21   *Comprehensive Plan*; the applicant has demonstrated that the proposed Sector  
22   Development Plan amendment is more advantageous to the community, as  
23   articulated in the *Comprehensive Plan* and the *West Side Strategic Plan*; and

24          WHEREAS, the Environmental Planning Commission found the Sector  
25   Development Plan Amendment was not in conflict with any applicable plans including  
26   the *Albuquerque/Bernalillo County Comprehensive Plan*.

27   BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
28   ALBUQUERQUE:

29          Section 1. The Land Use Plan Zoning Legend of the *University of Albuquerque*  
30   *Sector Development Plan* is amended, changing the land use descriptor for Parcel V  
31   to read: "Mixed Use: Mixed uses on this parcel shall include single family residential

1 (permissive R-LT Uses), 6 to 10 dwelling units per acre, 16.4 acres; Office  
2 (permissive O-1 Uses), 5.1 acres; Commercial (permissive C-1 Uses including grocery  
3 store with package liquor sales incidental to that use), 13.7 acres; and multi-family  
4 (permissive R-2 Uses), 18 to 24 dwelling units per acre, 18.8 acres; and  
5 neighborhood park."

6 A. An updated, revised University of Albuquerque Sector Development  
7 Plan is attached as Exhibit A.

8 Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
9 clause, word or phrase of this resolution is for any reason held to be invalid or  
10 unenforceable by any court of competent jurisdiction, such decision shall not affect  
11 the validity of the remaining provisions of this resolution. The Council hereby  
12 declares that it would have passed this resolution and each section, paragraph,  
13 sentence, clause, word or phrase thereof irrespective of any provisions being  
14 declared unconstitutional or otherwise invalid.

15 Section 3. EFFECTIVE DATE AND PUBLICATION. This resolution shall  
16 become effective five or more days after publication in full when a copy of the  
17 resolution is filed in the office of the County Clerk.

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32 R-279AMD.WPD

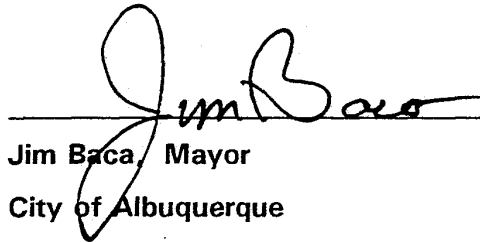
1 PASSED AND ADOPTED THIS 19TH DAY OF January, 2000  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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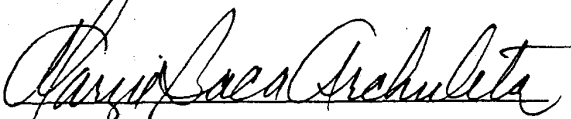
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8 Michael Brasher, President  
9 City Council

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11  
12 APPROVED THIS 10<sup>th</sup> DAY OF February, 2000

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14  
15 Bill No. R-279

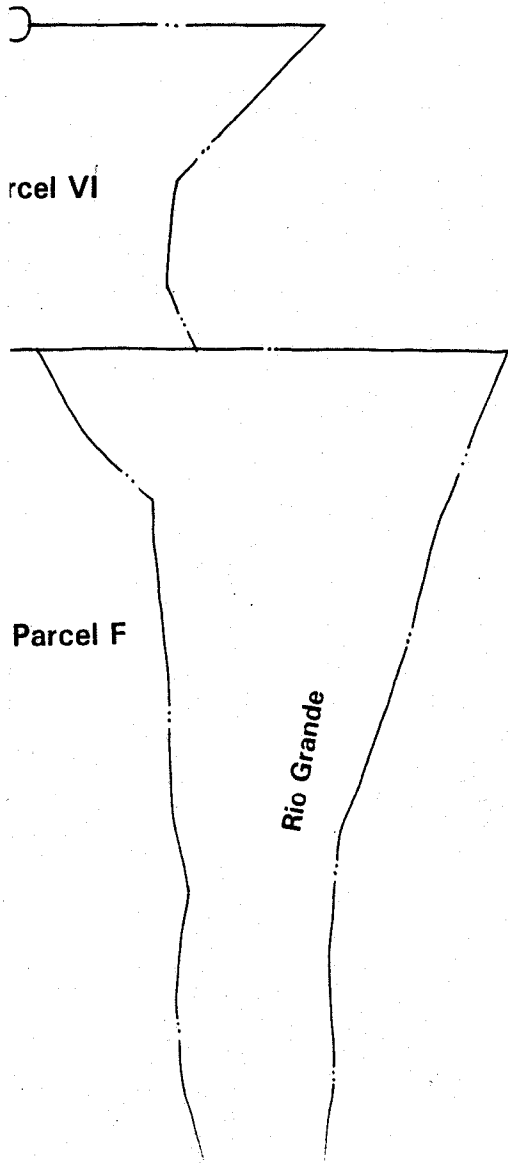
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18 Jim Baca, Mayor  
19 City of Albuquerque

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21 ATTEST:

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24 City Clerk

**UNIVERSITY OF ALBUQUERQUE  
SECTOR PLAN LAND USE/ZONING LEGEND**



PARCELS								
ZONING: SU-3	I	II	III	IV	V	VI	A, B	C, D, E, F
Employment Center, Technical Services, Light Industrial and/or Office Park (Campus Type)	X							
Educational				X				
Mixed Use Office, Commercial, Residential (10-25 du/ac)		X	X					
Planned Development Area				X				
Open Space						X		
<p>Mixed Use: Mixed uses on this parcel shall include single family residential (permissive R-LT Uses), 6 to 10 dwelling units per acre - 16.4 acres, Office (permissive O-1 Uses), - 5.1 acres, Commercial (permissive C-1 Uses including grocery store with package liquor sales incidental to that use), - 13.7 acres, multi-family residential (permissive R-2 Uses), 18 to 24 dwelling units per acre - 17.0 acres, and neighborhood park - 1.8 acres.</p>								
Mixed Residential - Residential development not to exceed 25 du/ac and neighborhood commercial/office (C-1 and O-1 uses). There shall be a minimum of 5 acres (adjacent to Coors Blvd) developed with town homes or apartments at not less than 8 du/ac and an additional 3 to 5 acres (at the corner of Coors Blvd and St. Joseph's Dr.) that shall be developed with either neighborhood commercial, office, and/or town homes or apartments at not less than 8 du/ac. The balance of Parcels C, D, and E shall be developed at an average 4 to 8 du/ac. Parcel F shall be developed 1 to 3 du/ac.								X
Mixed Uses - A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3) at 24-30 du/ac, the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 19 acres), and church and related uses, residential uses (R-3) at 24-30 du/ac and/or joint use park and ride facility (ten acres or less).							X	

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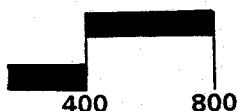
99410-00000-00033  
00440-00000-00371

1999 SECTOR DEVELOPMENT PLAN AMENDMENT APPROVED

*Ruth Dan*

3-15-00

**Rio Grande**



Mixed Uses - A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3); at 24-30 du/ac the balance of the property is to be developed as (C-2) commercial or (O-1) office; approximately 19 acres and church and related uses; residential uses (R-3); at 24-30 du/ac and/or joint use park and ride facility (ten acres or less).

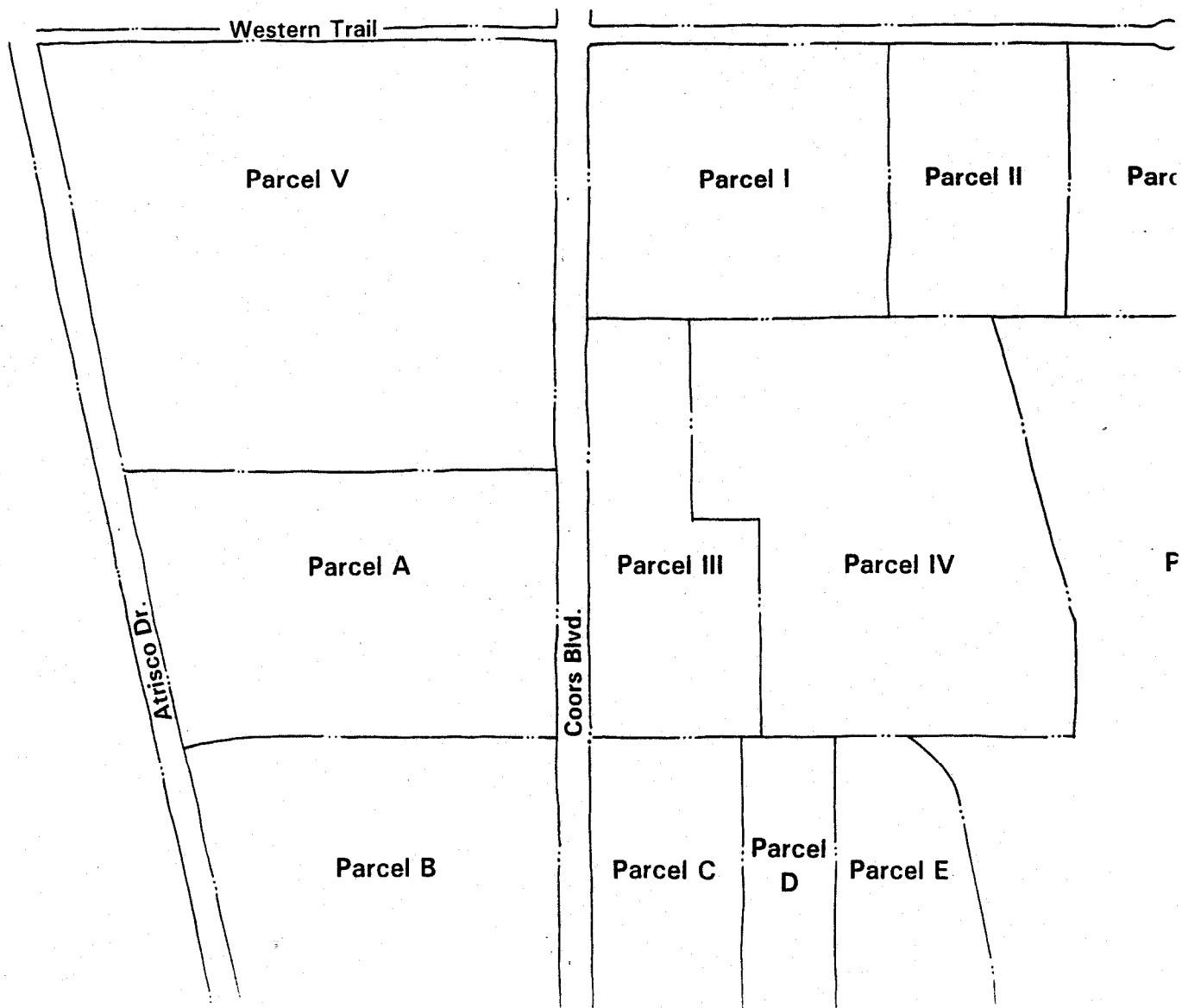
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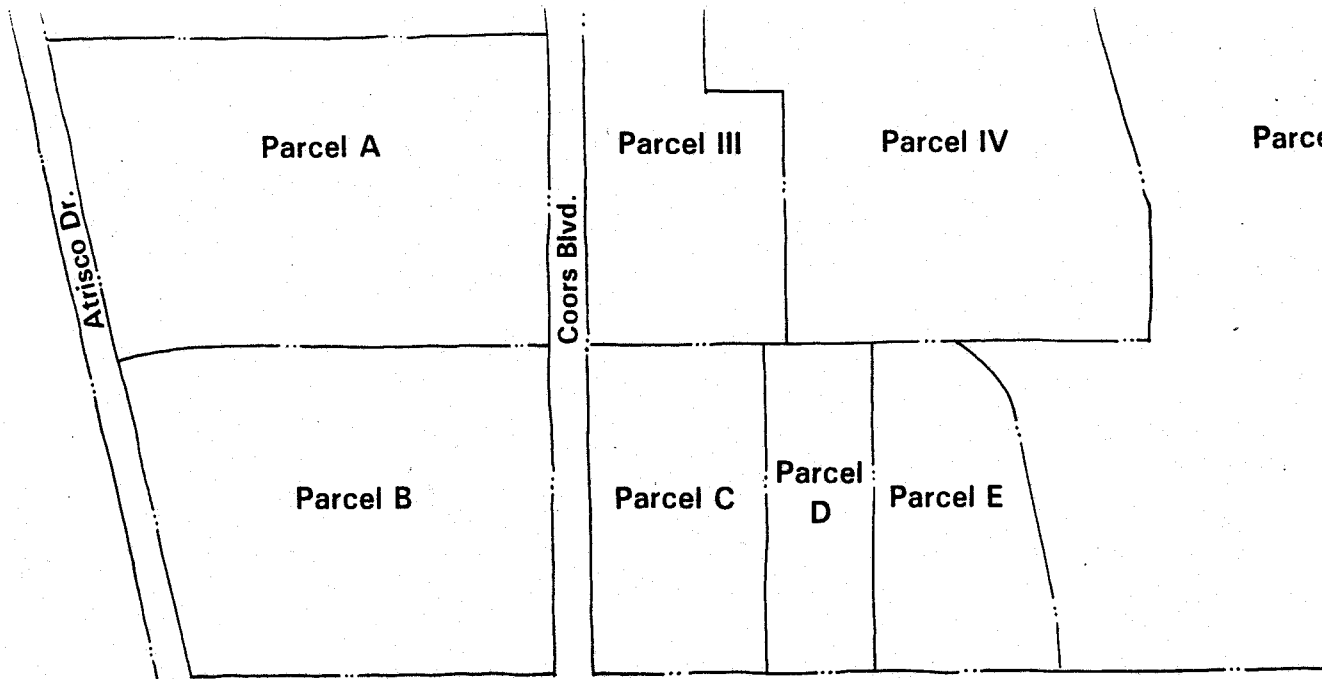
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00440-00000-00371

<i>Rudolf Durr</i>	3-15-00
Traffic Engineer, Transportation Division	Date
<i>Anna Calayan</i>	3-15-00
City Engineer/AMAFCA	Date
<i>Brenden L. Bingham</i>	3-15-00
Utility Division	Date
<i>James L. ...</i>	3-15-00
Parks & Recreation Department	Date
<i>Janet S.</i>	5/9/00
Planning Department	Date

**EXHIBIT "A"**





SCALE: 1" = 400'